

REPORT OF AWP COMPLETION

CALSITES I.D. # 30970002

DATE OF REPORT: December 20, 2004

SITE NAME: Tustin Marine Air Corps Facility (MCAF)

Please circle the CalSites Activity Completed:

BWEBS	CEQA	CERFA	CERT	DCERT	DEED	DES	DISC	DLIST	ERA
FDNC	FORUM	FOSL	FOST	FRA	OM	ORDER	PEA	PPP	RA
RAP	RAW	RIFS	RMDL	SSESB	STAB	VOMP	5 YEAR		

Unit Description: OU-1B

SPECIFIC UNIT DESCRIPTION:

OU-1B consists of a paint stripper disposal area known as IRP-3 that occupies approximately 1.4 acres. The site includes seven buildings, several of which were used for chemical storage, painting, and paint stripping operations from 1967 to 1999 when military activities were discontinued. Solvents, paint strippers, battery acids, and water used for washing inactive oil/water separators were reportedly poured directly onto the ground outside some of the buildings. In addition, OU-1B consists of a drum storage area known as IRP-12 occupies a total area of about 3.5 acres. The site was used by the Marine Corps primarily for materials storage and warehouse functions from the mid-1960s to 1975. Solvents, motor oil, and hydraulic fluids were stored in this area.



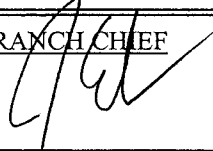
DESCRIPTION OF ACTIVITY:

The Navy proposes to remediate soil and groundwater contaminated by hazardous substances at Operable Unit (OU) 1B, Sites 3 and 12, which are located on the former Marine Corps Air Station (MCAS) Tustin. DTSC has prepared a revised initial study pursuant to the requirements of the California Environmental Quality Act (CEQA, Section 21000 et seq., California Public Resources Code) and implementing Guideline (Section 15000 et seq., Title 14, California Code of Regulations). Based upon this analysis, DTSC has determined that the proposed project will not have a significant effect upon the environment and a Negative Declaration was prepared.

DTSC approved the CEQA Notice of Determination on November 18, 2004. A copy of Notice of Determination is attached.

Remaining Work to be Done (If any) Develop RD/RA _____

Approximate Cost and Funding Source _____

PROJECT MANAGER 	UNIT CHIEF  12/20/04	BRANCH CHIEF 
---	---	--

REQUIRED DOCUMENTATION PROVIDED: ☒ None ☐

Send Backup Documentation on Completed RAPS / RODS / RAWs (Including executive summary)

Orders / Agreements, CERT / COM / DELIST packages to Headquarters

If this Report of Completion is for a Removal Action or Certification, see Page 2 on back.

NOTICE OF DETERMINATION

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Anantaramam Peddada
5796 Corporate Avenue
Cypress, California 90630

Filing of Notice of Determination In Compliance with Public Resources Code, Division 13, Section 21108 or 21152.

Proposed Plan/ Remedial Action Plan Operable Unit 1B Installation Restoration Program (IRP) 3 and 12
Project Title

2002041052

State Clearinghouse Number
(If submitted to Clearinghouse)

Anantaramam Peddada

Lead Agency
Contact Person

(714) 484 / 5418

Area Code/Telephone/Extension

Project Location (Include County):

Red Hill Avenue and Edinger Avenue, Orange County, Tustin, California, 92710. The geographic coordinates of former MCAS Tustin are 33 degrees 42 minutes 34 seconds North latitude and 117 degrees 49 minutes 30 seconds West longitude.

Former MCAS Tustin is located within the cities of Tustin, and Irvine in Orange County, California, approximately one-half mile east of the Costa Mesa Freeway (State Route 55), between the San Diego (Interstate 405) and Santa Ana (Interstate 5) Freeways. The site is currently zoned by the City of Tustin as "MCAS Tustin Specific Plan."

Project Description:

The Navy proposes to remediate soil and groundwater contaminated by hazardous substances at Operable Unit (OU) 1B, Sites 3 and 12, which are located on the former Marine Corps Air Station (MCAS) Tustin. The original preferred remedy, described in a Proposed Plan dated April 2002, includes excavation of the contaminated soil, and on-site thermal treatment and reuse of the soil. After the Proposed Plan was presented to the public, additional information was obtained that indicated on-site thermal treatment and reuse of soil is no longer a viable option for soil disposal. This option was determined to be infeasible based on factors related to permitting of an on-site thermal treatment unit, utility connections, and additional treatment requirements. The Navy now proposes to excavate the contaminated soil and dispose of it at an off-site hazardous waste facility.

The proposed project consists of remedial actions recommended in the Navy's revised Proposed Plan (PP)/Draft Remedial Action Plan (RAP) and Fact Sheet dated February 2004, to address releases of hazardous substances to soil and groundwater at OU-1B, Site 3 and Site 12 at former MCAS Tustin. The PP/Draft RAP satisfies the requirements for remedying hazardous substance release sites pursuant to section 25356.1 of the California Health and Safety Code, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) as amended by the Superfund Amendments and Reauthorization Act (SARA) of 1986, and Subpart E of the National Oil and Hazardous Substances Pollution Contingency Plan (NCP), Title 40 of the Code of Federal Regulations, Sections 300.400 et seq.

The preferred remedial action consists of excavating soil contaminated by volatile organic compound (VOC) from a hot spot area, disposing this soil at a permitted facility, and extracting and treating VOC-contaminated groundwater from a hot spot area and containment wells. Hot spot areas are classified as soil and groundwater contamination areas that are characterized by the highest concentrations of VOC chemicals. The remediation of soil and groundwater hot spots will expedite the cleanup of groundwater.

OU-1B consists of a paint stripper disposal area known as IRP-3 that occupies approximately 1.4 acres. The site includes seven buildings, several of which were used for chemical storage, painting, and paint stripping operations from 1967 to 1999 when military activities were discontinued. Solvents, paint strippers, battery acids, and water used for washing inactive oil/water separators were reportedly poured directly onto the ground outside some of the buildings.

primarily for materials storage and warehouse functions from the mid-1960s to 1975. Solvents, motor oil, and hydraulic fluids were stored in this area. A blimp and vehicle washing area and a hazardous waste storage area are also associated with IRP-12. These areas are located above one of the VOC plumes in groundwater associated with IRP-12. VOCs are the contaminants of concern at both IRP-3 and IRP-12. Heavy metals were also found at the site at concentrations at or near expected background values that do not require remediation.

For containment of contaminated groundwater, extraction wells will be placed along the leading edge of each plume in the first and second water bearing zones (WBZs). Extraction of groundwater from these containment wells will create a hydraulic barrier to restrict further migration of VOCs within the shallow aquifer. For the hot spot, groundwater will be extracted from the well installed in the hot spot of VOC contamination located within the plume. The hot spot well will supplement the containment wells.

Extracted groundwater from both containment and hotspot wells will be treated using a granular activated carbon system to remove VOCs. After treatment, the clean water would be discharged to a storm drain that eventually flows to Peters Canyon Channel. The discharge of treated groundwater to Peters Canyon Channel will comply with the substantive provisions of the National Pollution Discharge Elimination System (NPDES) permit issued by the Regional Water Quality Control Board (RWQCB), Santa Ana Region.

It is anticipated that project construction activities will take approximately 6 months to complete. They will start June 2005 and end in November 2005. The soil excavation will commence in February 2005 and last for one month. During the project construction activities, daily hours of operation will generally follow normal the business hours of 8 am to 5 pm. Once in place, the groundwater hot spot extraction well will be operated for approximately 10 years. The groundwater hydraulic containment wells and treatment systems will be operated for 30 years or until contaminant concentrations are reduced to applicable VOC cleanup goals.

To prevent the use of contaminated groundwater before remediation goals are met, there will be institutional controls, such as property deed restrictions, to restrict future use of contaminated groundwater, and limit human exposure. In addition, the deed restrictions will protect wells and other equipment installed at the former MCAS Tustin from tampering.

Specifically, the preferred remedial action consists of the following activities.

- Buildings 40B and 174 will be demolished. The non-asbestos demolition rubble will be used onsite as backfill for soil excavations. Any asbestos-containing materials will be managed according to federal and State requirements and disposed off site at a fully permitted disposal facility authorized to receive asbestos-containing materials.
- Excavate approximately 3,000 cubic yards of contaminated soil from five areas of hot spot source soils that cover 0.4 acres. The contaminated soil will be transported to a Class 1 off site facility at the Kettleman City Hazardous Waste Disposal Facility for disposal.
- Backfill excavations with approximately 500 cubic yards of imported sand or gravel from a commercial source and 4,000 cubic yards of clean overburden material from the site.
- Install five groundwater-extraction wells at IRP-3 and four groundwater-extraction wells at IRP-12, and four other groundwater-monitoring wells.
- Construct and install two granulated activated carbon systems for treatment of groundwater, including installation of conveyance piping.
- Discharge treated groundwater from both extraction wells and excavation dewatering to a storm sewer that eventually flows to Peters Canyon Channel consistent with the Santa Ana Regional Water Quality Control Board discharge permit requirements.
- Perform necessary repairs on, and continue to operate groundwater extraction wells and treatment systems, power supply, and conveyance-piping network.
- Apply land-use restrictions that will be incorporated and implemented through a Covenant Agreement between DTSC and the Navy and a Quitclaim Deed from the Navy to the property recipient.

Findings of Significant Effect on Environment:

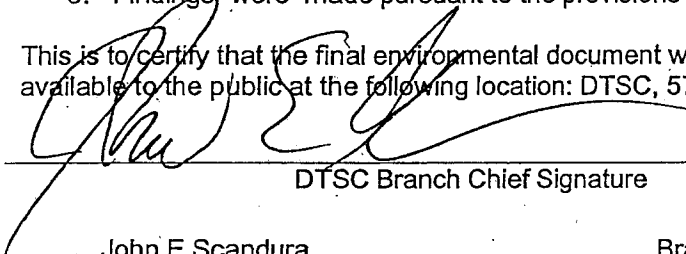
DTSC has prepared a Revised Initial Study pursuant to the requirements of the California Environmental Quality Act (CEQA, Section 21000 et seq., California Public Resources Code) and implementing Guideline (Section 15000 et seq., Title 14, California Code of Regulations). Based upon this analysis, DTSC has determined that the proposed project will not have a significant effect upon the environment.

Mitigation Measures: DTSC has determined that the project does not require any mitigation measures beyond those incorporated as part of the project description.

This is to advise that the Department of Toxic Substances Control (DTSC), a Lead Agency, has approved the above described project on 11/10/2004 and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of the approval of this project.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final environmental document with comments and responses and record of project approval is available to the public at the following location: DTSC, 5796 Corporate Avenue, Cypress, California 90630


DTSC Branch Chief Signature11/18/04
Date

John E. Scandura

Branch Chief

(714) 484-5440

DTSC Branch Chief Name

DTSC Branch Chief Title

Phone #

TO BE COMPLETED BY OPR ONLY

Date Received For Filing and Posting at OPR: _____

RECEIVED

DEC - 1 2004

STATE CLEARING HOUSE